



Planning Board – Town of Spencer

Agenda

Planning Board Meeting/ **In-person or remote**

McCourt Social Hall 157 Main Street, Spencer, MA 01562

Tuesday January 18, 2022, at 7:00PM

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/tmiller4/pb>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 130-771-173

***Important: please mute your phone until the Chairman calls upon you to speak.**

- 1. 7:00 PM: Open Meeting**
- 2. Approval of Minutes: 12/21/2021 & 1/04/2022**
- 3. ANR's**
 - Paxton Road/ Diana Andrews/Mark Petruzzi/ Create New Lot**
- 4. Continued Public Hearing: Major Site Plan Review/ Special Permit/ Subdivision - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street; Spencer Assessor's Map R27-01. The applicant is requesting a Major Site Plan Review under Section 7.4 and Special Permit under Section 7.2 of the Spencer Zoning Bylaw Zoning to install a Solar PV Facility. The applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.**
- 5. Continued Definitive Subdivision Plan: Applicant/Owner: Spencer Solar II LLC c/o Melink Solar Development, Location: Charlton Road (Bacon Hill Road); Spencer Assessor's Map R08- 10. The applicant is requesting a definitive subdivision approval under Article 2.3 (Definitive Subdivision Plans) of the Spencer Subdivision Regulations. The property is located within the Rural Residential zoning district.**
- 6. Continued Major Site Plan Review/ Special Permit– Applicant: David Franca, Franca Services; Owner: Gregory Lano; Location: 0 Donnelly Road, Spencer Assessor's Map R35-25. The applicant is looking for a Major Site Plan Review under Section 7.4, and a Special Permit under Section 4.2 (A3 Multi Family in SR District) and 4.2.3 of the Spencer Zoning Bylaw to construct a multi-family housing development. The property is located within the suburban residential zoning district.**
- 7. Site Plan and Special Permit– Applicant/Owner: Joseph & Krystal Green, Location: 34 Brooks Pond Road, Spencer Assessor's Map R51-18-1. The applicant is looking for a Special Permit under Section 6.2.5 (Common Driveways) to create a common driveway**

to serve the existing dwelling at 34 Brooks Pond Road and new proposed dwelling. The property is located within the Rural Residential zoning district.

8. Citizen Input

9. New Business/Adjournment

Interested Parties may review these applications online on the Spencer website <https://www.spencerma.gov/planning-board> under News and Announcements the meeting material will be available to review OR call the Office of Development & Inspectional Services in Memorial Town Hall located at 157 Main Street Spencer, MA 01562, during regular business hours from 7:30am-4:30pm Monday-Wednesday and 7:30am-12:00pm on Thursday.